

**IMPORTANT NOTICE TO APPLICANT:**Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY**FOR OFFICIAL USE ONLY:**Agenda Date: 7-24-15Tentative No.: T- 23649-13-EXTReceived Date: 7-14-15**FEES:**

Number of Sites : (            )

D.R.E.R. ----- \$1,872.00

Plus \$10.90 per site in excess of 6 sites ----- \$0.00

D.R.E.R. enviromental ----- \$210.00

**PRINT** **\$2,082.00**

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=&gt; \$2,206.92 &lt;====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**Municipality: DORAL ☒ Sec.: 17 Twp.: 53 S. Rge.: 40 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.1. Name of Proposed Subdivision: Rita Gardens Medical Office2. Owner's Name: Rita Gardens II, LLC Phone: 305.316.5868Address: 3551 N.W. 116th Street City: Miami State: Florida Zip Code: 33167Owner's Email Address: areviati@gmail.com3. Surveyor's Name: Bello & Bello Phone: 305.251.9606Address: 12230 S.W. 131st Avenue City: Miami State: Florida Zip Code: 33186Surveyor's Email Address: obello@bellolandsurveying.com4. Folio No(s): 35-3017-001-0403 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_5. Legal Description of Parent Tract: SEE ATTACHED6. Street boundaries: N.W. 58th Street on the South and located West of the N-W 102nd Avenue7. Present Zoning: Industrial Commercial Zoning Hearing No.: \_\_\_\_\_

## 8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( \_\_\_\_\_ Sq. Ft. ), Office( 67,430 Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

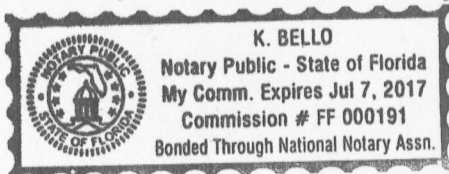
Signature of Owner: \_\_\_\_\_

(Print name & Title here): Alfredo Reviati

BEFORE ME, personally appeared Alfredo Reviati this 9th day of July, 2015 A.D. and (he/she)

acknowledged to and before me that (he/she) executed the same for the purposes therein, Personally known \_\_\_\_\_ or produce

as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9th day of July, 2015 A.D.

(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here): Kenia Bello

July 7, 2017 FF 000191

(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



# " RITA GARDEN - MEDICAL OFFICE"

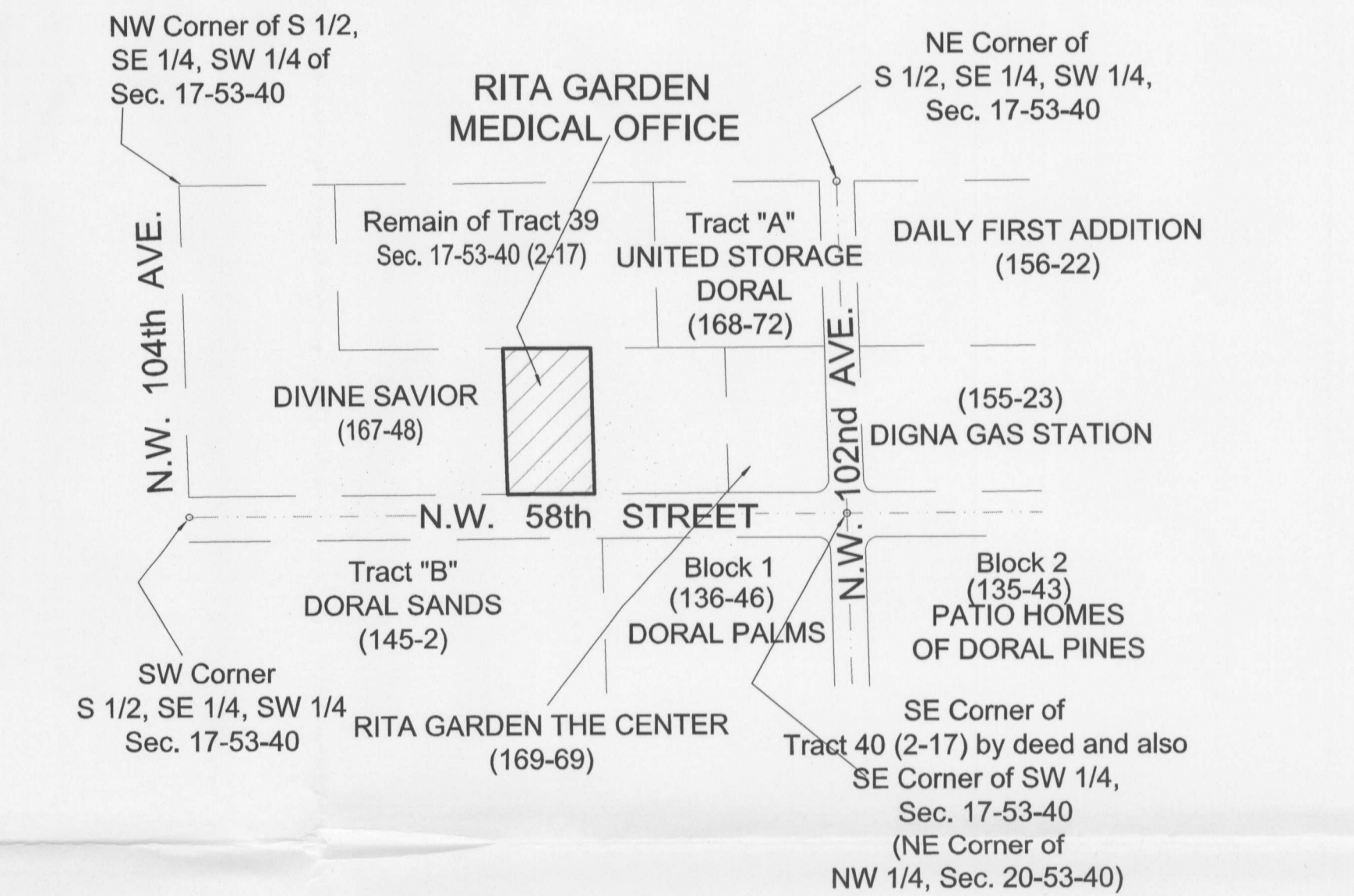
## BOUNDARY AND TOPOGRAPHIC SURVEY - TENTATIVE PLAT

A REPLAT OF A PORTION OF TRACT 40 IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS		
	CONCRETE	B.C. = BLOCK CORNER
	CONC. BLOCK WALL	E. = EASEMENT
	WOOD DECK	E.A. = EASEMENT ANCHOR
	COVERED AREA	E.D. = DRAINAGE EASEMENT
	ASPHALT	ENCR. = ENCROACHMENT
	CHAIN LINK FENCE (CLF)	F.F. ELEV. = FINISHED FLOOR ELEVATION
	WOOD FENCE (WF)	I.N.T.S. = NOT TO SCALE
	IRON FENCE (IF)	P. = PER PLAT
	ARC DISTANCE	P.B. = PLAT BOOK
	CENTRAL ANGLE / DELTA	O.R.B. = OFFICIAL RECORD BOOK
	RADIUS	M.H. = MAN HOLE
	TANGENT	C.B.S. = CONCRETE BLOCK STRUCTURE
	POINT OF TANGENCY	BLDG. = BUILDING
	POINT OF CURVATURE	O.H.L. = OVERHEAD UTILITY LINES
	POINT OF COMPOUND CURVE	TEL. = TELEPHONE FACILITIES
	POINT OF REVERSE CURVE	FD. I.R. = FOUND IRON REBAR
	CHORD	FD. P.K. NAIL = FOUND PARKER-KALON NAIL
	CHORD BEARING	FD. P.K. NAIL = FOUND PARKER-KALON NAIL
	BENCH MARK	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
	BEARING REFERENCE	A/C = AIR CONDITIONER PAD
	POINT OF COMMENCEMENT	T.X. = TRANSFORMER
	POINT OF BEGINNING	T.B.M. = TEMPORARY BENCH MARK
	TEMPORARY BENCH MARK	O.B. = POINT OF BEGINNING
	TEMPORARY BENCH MARK	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
	TEMPORARY BENCH MARK	E. = EXISTING ELEVATION

## LOCATION MAP

PORTION OF S 1/2, SE 1/4, SW 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA



### LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF TRACT 40, LESS THE NORTH 25.00 FEET OF THE SOUTH 40.00 FEET THEREOF, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF TRACT 40, THENCE NORTH 01°42'49" WEST ALONG THE EAST LINE OF SAID TRACT 40, FOR A DISTANCE OF 329.97 FEET TO A POINT, THENCE SOUTH 89°40'46" WEST ALONG THE NORTH LINE OF SAID TRACT 40, FOR A DISTANCE OF 483.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL LAND; THENCE CONTINUE SOUTH 89°40'46" WEST ALONG THE NORTH LINE OF SAID TRACT 40 FOR A DISTANCE OF 175.05 FEET TO A POINT, THENCE SOUTH 01°42'49" EAST FOR A DISTANCE OF 289.94 FEET TO A POINT; THENCE NORTH 89°40'51" EAST ALONG A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 40, FOR A DISTANCE 168.00 FEET TO A POINT; THENCE NORTH 00°19'13" WEST FOR A DISTANCE OF 289.86 FEET TO THE POINT OF BEGINNING.

### FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMPANY NUMBER: 120041  
PANEL NUMBER: 0278  
SUFFIX: L  
PANEL REVISED DATE: 09/11/2009  
FLOOD ZONES: X AND AH (BASE FLOOD ELEV.: 5 FEET)

### BENCH MARK USED:

MIAMI-DADE COUNTY BENCH MARK  
No. H-331-R  
ELEV. = 7.22' (NGVD 1929)

### MIAMI-DADE COUNTY FLOOD CRITERIA

(AS PER MIAMI-DADE COUNTY PLAT BOOK 120, PAGE 15, SHEET 2): +/- 7 FEET

### CERTIFIED TO:

RITA GARDEN II, LLC.

### DEVELOPMENT INFORMATION:

CURRENT ZONING: I.C. INDUSTRIAL/ COMMERCIAL  
CURRENT USE: COMMERCIAL BUILDING UNDER CONSTRUCTION  
PROPOSED USE:  
NEW SEVEN (7) STORY COMMERCIAL BUILDING (MEDICAL OFFICES) AND NEW SEVEN (7) STORY PARKING BUILDING  
OFFICE AREA: +/- 54,951 Sq.Ft. COMMON AREA: +/- 16,813 Sq. Ft.  
TOTAL: +/- 71,764 Sq.Ft.  
PARKING BUILDING: 221 PARKING SPACES

OWNER: RITA GARDEN II, LLC  
3551 N.W. 116TH STREET, MIAMI, FLORIDA, 33167 TEL: 305 316 5868

### BEARINGS & HORIZONTAL CONTROL REFERENCE NOTES:

FOR THE PURPOSE OF THIS SURVEY, THE SOUTH LINE OF TRACT 40 IS ASSUMED TO BE COINCIDENT WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND THE EAST LINE OF TRACT 40 IS ASSUMED TO BE COINCIDENT WITH THE EAST LINE OF THE SW 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST. BEARINGS ARE BASED ON ASSUMED VALUE OF N 01°42'49"W, ALONG THE SAID EAST LINE OF THE SW 1/4 OF SAID SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST.  
STATE PLANE COORDINATES, AS SHOWN ARE EXPRESSED IN US FEET, REFERRED TO A FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983 (1990 ADJUSTMENT) AND DERIVED FROM GPS OBSERVATIONS BASED ON STATION DC 68A "JAMES" WHICH GEOGRAPHIC POSITION IS: N 25°50'00. 57" AND W 80°21'42.41"

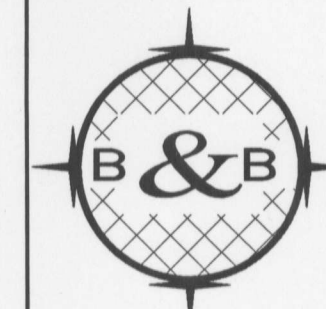
### GENERAL NOTES:

- LEGAL DESCRIPTION AS PER WARRANTY DEED RECORDED IN ORB 26931, PAGE 2901. THIS SURVEY DOES NOT DETERMINE OR IMPLY PROPERTY OWNERSHIP.
- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THESE LANDS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EASEMENT RECORDED IN ORB 8909 PAGE 1152 HAD BEEN RELEASED PER ORB 25376 PAGE 2297.
- BOUNDARY DISTANCES AND DIRECTIONS ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS, IF SHOWN, ARE REFERRED TO NGVD 1929.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
- FENCE OWNERSHIP NOT DETERMINED. APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
- NO IDENTIFICATION CAPS FOUND ON PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ODALYS C. BELLO  
PROFESSIONAL SURVEYOR & MAPPER No. 6169  
STATE OF FLORIDA

FIELD WORK DATE: 04/20/2015  
COMPLETION DATE: 05/05/2015  
T-PLAT REVISED (PER CITY OF DORAL COMMENTS): 06/29/2015  
SURVEY UPDATE & T-PLAT REVISED: 03/14/2016



**BELLO & BELLO**  
LAND SURVEYING CORPORATION  
LB No. 7262

12230 S.W. 131 AVENUE, SUITE 201  
MIAMI, FLORIDA 33186  
PH: (305) 251-9606 FAX: (305) 251-6057

SURVEY No. 15050

TENTATIVE PLAT T-23649 - 3 - EXT  
NAME: RITA GARDENS MEDICAL OFFICE  
SEC. 17 TWP. 53 RGE. 40 / DIST. 12  
ZONING: / DORAL



SCALE: 1" = 20'

